

Regional Activity Center Land Development Regulations

On February 2, 2008, the Town of Davie adopted zoning and other land development regulations as part of the implementation of the Regional Activity Center Future Land Use Designation. The Regional Activity Center Designation, which was adopted in 1998, covers approximately 2,200 acres on the east side of town, generally bordered by University Drive, I-595, Florida's Turnpike, and the C-11 Canal. The intent of both the master plan and the land development regulations is to provide for the redevelopment of the area into a multipurpose, pedestrian-friendly, and interconnected village.

Unlike other zoning regulations in the Town, this is a form-based code. Form-based codes focus less on individual uses and more on the design and function of buildings and their relation to the street and other public spaces. To carry out the varied purposes of the Regional Activity Center, the area has been rezoned into six distinct districts.

All together, these districts provide an opportunity for the redevelopment of a multimodal, pedestrian-friendly, thoroughly interconnected mixed-use village that encourages significant regional redevelopment. Stay tuned for more information about the Regional Activity Center. To view or to download the new regulations, visit the Town's web page, http://www.davie-fl.gov/Pages/DavieFL_PlanZoning/projects/index, or call Maria Sanchez, Planner II, at 954-797-1103

Research and Technology West District (RAC-RTW)

This district is designed to promote regionally significant development that includes research and product development (R&D) facilities that complement the education and research institutions of the South Florida Education Center (SFEC). Key multimodal connections along College Avenue and Davie Road are vital to the overall success of this district. The potential for regional east-west transit along Interstate 595 calls for high-intensity residential and employment development and public parking facilities to serve the entire Regional Activity Center. By incorporating design features that benefit the Town, buildings in this district can qualify for up to ten stories.

District (RAC-ED)

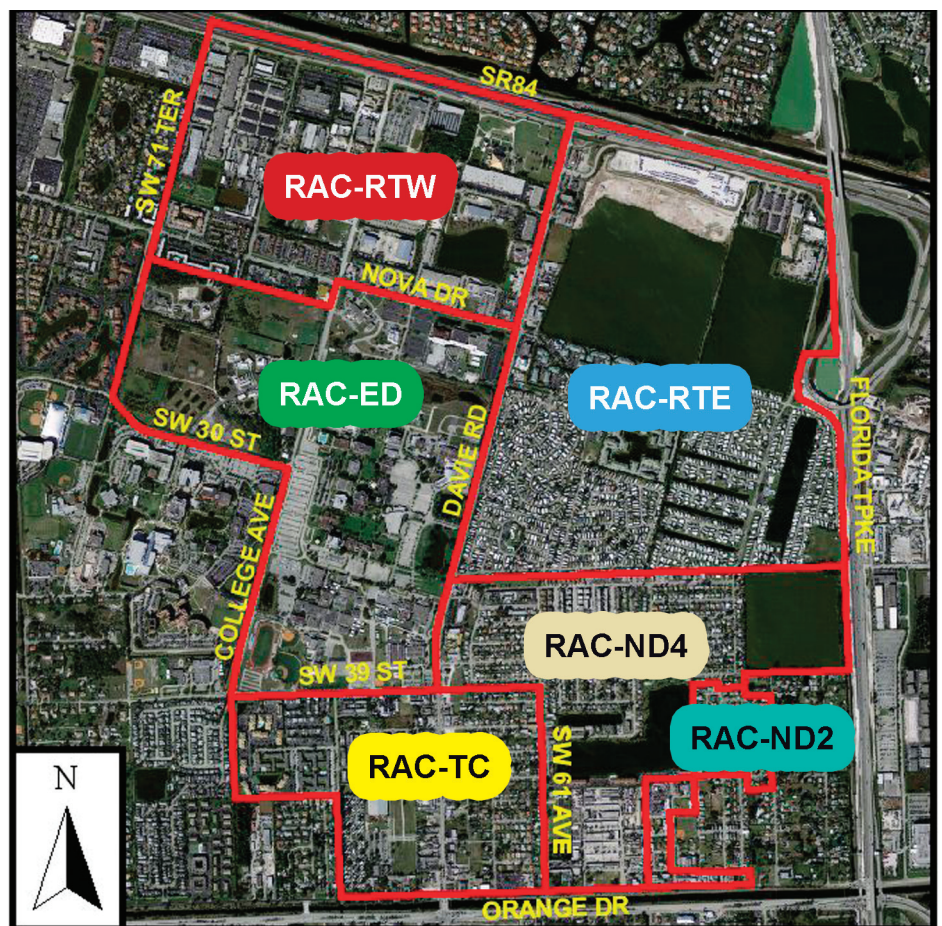
This area includes all of the educational facilities in the South Florida Education Center. The focus of this area is to create a distinct campus environment with centrally located parking garages so alternative modes of transportation become viable. These alternatives include transit routes connecting to the east-west transit corridor, campus shuttle buses, enhanced pedestrian amenities, and safe bicycle routes. The maximum heights allowed in this district with incentives are up to ten stories.

Research and Technology East District (RAC-RTE)

This area is designed to promote regionally significant research and product development but also accommodates large-scale commercial development. More than 100 acres of the existing lake can potentially be filled and developed. It is recognized that commercial or research and development use of these properties will serve as a catalyst for urban infill and redevelopment throughout the Regional Activity Center.

Town Center District (RAC-TC)

This area, also known as Downtown Davie, is the heart of the Community Redevelopment Area. The district's focus is on-street life and civic buildings. Town Hall and the Rodeo Grounds west of Davie Road are expected to continue to serve as the focal point. East of Davie Road, there are fewer constraints as to the location of types of uses, with the intention of creating a true mixed-use neighborhood, including retail, office, service, lodging, and residential uses. The maximum heights in this district are up to five stories with a maximum of four stories along Davie Road and Orange Drive.



Neighborhood District 4 (RAC-ND4)

This area is intended to provide a wide variety of housing options with various price ranges, including townhouses, multi-family, duplex, and single-family detached houses. The area also includes opportunities for retail and offices in identified transition zones to the west of the Town Center District, providing job opportunities close to residences. The regulations are intended to build upon the existing fabric of the neighborhood already in place. The maximum heights allowed in this district are up to three stories.

Neighborhood District 2 (RAC-ND2)

This area is intended to maintain the existing single-family residential character in order to serve as a transition to an adjacent single-family detached neighborhood outside the RAC zoning districts. A mix of single-family detached homes, townhouses, duplex homes and multiple-family dwellings (designed to simulate single-family detached dwellings), will provide a compatible variety of housing types. Pocket parks and pedestrian-friendly streets are encouraged. The maximum heights allowed in this district are up to two stories.